

Improved Sale No. 4



Property Identification

Record ID	6230
Property Type	Office, Medical Office
Property Name	Morehead Medical Plaza
Address	1025 Morehead Medical Drive, Charlotte, Mecklenburg County, North Carolina 28204
Location	Easterly side of Morehead Medical Drive, southwest of East Morehead Street
Tax ID	Parcel No. 15301229B

Sale Data

Grantor	Centurion Morehead, LLC
Grantee	Duke Realty Morehead, LLC
Sale Date	December 30, 2010
Deed Book/Page	26210/0222
Property Rights	Leased Fee
Conditions of Sale	Arm's length transaction
Financing	Cash equivalent transaction
Verification	Ms. Mindy Berman of Jones Lang LaSalle; (617) 523-8000, Other sources: CoStar and Public Records
Sale Price	\$47,700,000

Improved Sale No. 4 (Cont.)

Land Data

Land Size	1.480 Acres or 64,469 SF
Zoning	O2
Topography	Level
Utilities	All available
Landscaping	Adequate

General Physical Data

Building Name	Morehead Medical Plaza
Building Type	Multi Tenant

Construction Type	Steel frame
Roof Type	Flat roof
Foundation	Steel reinforced concrete
Stories	6
Year Built	2005

Building Class	A
Elevators	Yes

Income Analysis

Net Operating Income	\$2,952,630
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Indicators

Sale Price/Leasable SF	\$250.04
Floor Area Ratio	2.96
Occupancy at Sale	100.0%
Overall or Cap Rate	6.19%
Net Operating Income/Sq. Ft.	\$15.48

Remarks

This property consists of a 190,771± square foot Class A medical office building. The office building contains 17 tenants, with the majority consisting of medical tenants. The building does contain a Starbucks and Lincoln Harris also has a leasing office in the building. Amenities include access to a parking garage located across the street. This building is located in the Carolinas Medical Center.